

\$1,595,500 - 49072 Rge Road 233, Rural Leduc County

MLS® #E4447800

\$1,595,500

6 Bedroom, 3.50 Bathroom, 2,562 sqft

Rural on 74.08 Acres

None, Rural Leduc County, AB

Incredible opportunity to own 74 acres with a completely renovated 2562 sq ft walkout bungalow and fully finished basement. Ideal for running a business from home, this property features a 50'™x100'™ heated shop with car lift, power rail for equipment, and 25 KVA power. The 6-bedroom, 4-bath home includes a massive island kitchen with built-ins, huge living and family rooms, wood & gas fireplaces, and a luxurious primary suite with a custom tiled shower and walk-in closet the size of a bedroom. Enjoy the wraparound deck—covered at the back with skylights—a 14'™x8'™ swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'™x32'™. All roads—right to the house and shop—are 100% paved. Extras include a massive main floor laundry, 3200-gal cistern plus a 12 GPM well, newer septic, a 20x20 cabin, garden shed, groomed walking trails, and gorgeous treed privacy. Fully redone in 2012—this is truly a one-of-a-kind live/work acreage!

Built in 1977

Essential Information

MLS® #	E4447800
Price	\$1,595,500
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,562
Acres	74.08
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49072 Rge Road 233
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

Amenities

Features	Bar, Deck, Exercise Room, Front Porch, Hot Tub, No Smoking Home, Patio, Pool-Outdoor, R.V. Storage, Walkout Basement, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed July 15th, 2025

Days on Market 33

Zoning Zone 80

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